

**UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF TEXAS  
San Antonio Division**

**In re:**

**WILSON, JASON B.  
WILSON, MAILE E.**

**Debtor(s).**

§  
§  
§  
§  
§  
§  
§

**Case No. 18-51488-CAG-7**

**REPORT OF SALE**

COMES NOW RANDOLPH N. OSHEROW, the Trustee in this case, and makes and files this Report, and in support thereof respectfully represents to the Court as follows:

I.

On or about September 4, 2018, this Court entered its Order authorizing the Trustee to sell the bankruptcy estate's interest in the real property located at 28111 Heritage Trail, Boerne, TX 78105.

II.

On September 14, 2018, the Trustee received the purchase price from the buyer, Chris Alt and Sara Alt in the amount of \$535,026.09- closing disclosed is attached.

III.

Attached to this Report is a copy of Forms I and II.

Dated this 17<sup>th</sup> day of September, 2018.

Respectfully submitted,

/s/ RANDOLPH N. OSHEROW  
RANDOLPH N. OSHEROW, Trustee  
State Bar No. TX15335500  
342 West Woodlawn, Suite 100  
San Antonio, TX 78212  
(210) 738-3001



**IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.**

**Dated: September 04, 2018.**

*Craig A. Gargotta*

**CRAIG A. GARGOTTA  
UNITED STATES BANKRUPTCY JUDGE**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION**

IN RE: § CASE NO. 18-51488-cag  
§  
JASON B. WILSON & MAILE E. §  
WILSON, §  
DEBTOR(S). § CHAPTER 7 PROCEEDING

**AGREED ORDER AUTHORIZING TRUSTEE TO SELL FREE AND CLEAR OF  
INTERESTS, DEBTORS' INTEREST IN REAL PROPERTY OF DEBTORS LOCATED AT  
28111 Heritage Trail, Boerne, TX 78105**

On the day this Agreed Order was signed, came for consideration the Motion to Sell Debtors' interest in in 28111 Heritage Trail, Boerne, TX 78105.

**Legal Description: CB 4709H BLK 2, Lot 14,  
The Woods Sub UT-2 P.U.D,**

to Chris Alt & Sara Alt. The Court, finding notice was properly given pursuant to the Federal Rules of Bankruptcy Procedure and the Local Rules, and no objection having been made or sustained, the Court finds the Motion is meritorious, and it is, therefore,

**ORDERED, ADJUDGED, and DECREED ORDERED, ADJUDGED, and  
DECREED that the Trustee is hereby authorized to sell Free and Clear of All Liens and  
Interests, the Debtors' interest in in 28111 Heritage Trail, Boerne, TX  
78105.**

Legal Description: CB 4709H BLK 2, Lot 14, The Woods Sub UT-2 P.U.D, to Chris Alt & Sara Alt for \$535,000.00. This sale shall be free and clear of all liens and interests, including, 1. free and clear of the Abstract of Judgment held by Preferred Development Partners, LTD, filed 3/1/2018- Book 19014, Page 159, 2. specifically this sale is free and clear of any and all filed **IRS liens**, specifically the November 2<sup>nd</sup>, 2016 IRS lien in the amount of \$114,009.87. The IRS secured claim, shall attach solely to the proceeds from this sale and never to the real estate property being sold. The IRS lien will be paid in part after all allowed administrative expenses are paid including but not limited to home owners's association dues of \$837.25, ad valorem taxes of approximately \$13,605.63, realtor fees of \$32,100.00, ordinary closing costs, trustee commission of \$30,000.00, and costs to prepare final bankruptcy estate tax returns.

It is further

ORDERED, ADJUDGED & DECREED that with respect to the amount of ad valorem taxes for the year 2017 of approximately \$13,605.63, and prior related to the Property (real and Personal), such amounts shall be paid at Closing from the sale proceeds by the Closing Agent immediately upon closing and prior to disbursement of any sales proceeds to any other person or entity. Any liens for 2018 and prior ad valorem taxes on the property (real and personal) shall attach to the sales proceeds until paid in full. With respect to the estimated amount of ad valorem taxes for the year 2018 related to the Property (real and personal), such amounts shall be prorated between Buyer and the Debtor/Sellers as of the closing date. The amount of the estimated 2018 taxes prorated for the Debtor/Sellers shall be an adjustment to the amount of cash due from Buyer to the Debtor/Sellers on the Closing Date and the Buyer shall assume responsibility for the year 2018 and ad valorem taxes incident to the Property (real and personal) and the year 2018 ad valorem tax lien shall be retained against the Property (real and personal) until such time as the 2018 ad valorem taxes are paid in full. It is further

ORDERED, ADJUDGED & DECREED that notwithstanding the provisions of Bankruptcy Rules 6004 and 6006 or any applicable provisions of the Local Rules, this Order shall be not be stayed for FOURTEEN DAYS after the entry hereof, but shall be effective and enforceable immediately upon entry. It is further

ORDERED, ADJUDGED & DECREED that Nationstar Mortgage, LLC, dba, Mr. Cooper, not be required to release its lien unless and until it is paid the entire amount described on such payoff quote, or that any sale short of full payoff be subject to Nationstar Mortgage, LLC, dba, Mr. Cooper's final approval, and that any sale be closed and the lien paid in full within six (6) months of any order granting the sale. If a sale does not close within six (6) months of any order granting a sale, then Nationstar Mortgage, LLC, dba, Mr. Cooper, shall have relief from the 11 USC Section 362 automatic stay regarding the Property without further order of this Court.

It is further

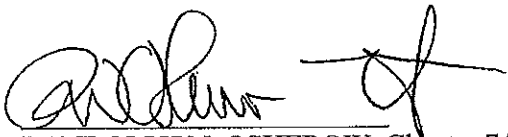
ORDERED, ADJUDGED & DECREED that Nationstar Mortgage, LLC, dba, Mr. Cooper, shall not be required to release its lien against the Property unless and until it is paid the entire amount owed to it. It is further

ORDERED, ADJUDGED & DECREED that the title company is authorized to pay the first lien held by Nationstar Mortgage, LLC, dba, Mr. Cooper, all ordinary closing costs, including Home Owner's Association dues of \$837.25, ad valorem taxes of approximately \$13,605.63, realtor fees of \$32,100.00, and Trustee Commission to Randolph N. Osherow, Trustee, of \$30,000.00, at closing. It is further

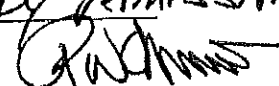
ORDERED, ADJUDGED, and DECREED that the Trustee is authorized to execute the documents necessary to effectuate the sale of the above-described property.

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Signed by:

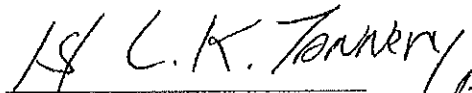


RANDOLPH N. OSHEROW, Chapter 7 Trustee  
Texas State Bar No. 15335500  
342 W. Woodlawn, Suite 300  
San Antonio, Texas 78212  
(210) 738-3001 - Telephone  
(210) 737-6312 - Telefax  
[rosherow@hotmail.com](mailto:rosherow@hotmail.com)


*Sgt Mauro by Permission*  
  
Sgt MAURO

Attorney for  
Preferred Development Partners, Ltd.  
Bar Number: 13238700  
12451 Starcrest Drive  
San Antonio, Texas 78216-2988  
Telephone: (210) 496-0611  
Facsimile: (210) 496-7232  
[samlaw@satx.rr.com](mailto:samlaw@satx.rr.com)

Signed by Permission:

*L. K. Tannery*  


LynAlise K Tannery  
14841 Dallas Pkwy Suite 425  
Dallas, TX 75254  
Attorney for Nationstar Mortgage, LLC,  
dba, Mr. Cooper

*By Permission*  


# Closing Disclosure

## Closing Information

Date Issued 9/14/2018  
 Closing Date 9/14/2018  
 Disbursement Date 9/14/2018  
 Settlement Agent Capital Title of Texas, LLC- City View  
 File # 18-376025-CV  
 Property 28111 Heritage TRL  
 Boerne, TX 78015

Sale Price \$535,000.00

## Transaction Information

Borrower Christopher Allen Alt and Sara Alt  
 Seller Randolph N. Osherow, Chapter 7 Trustee of the  
 Bankruptcy Estate of Debtors, Jason B. Wilson &  
 Maile E. Wilson, Case No 19-51488-CAG  
 342 W. Woodlawn Ste. 100  
 San Antonio, TX 78212

## Summaries of Transactions

### SELLER'S TRANSACTION

Due to Seller at Closing	\$535,026.09
01 Sale Price of Property	\$535,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 Annual Assessments	
10 City Property Taxes	
11 County Property Taxes	
12 HOA 9/15/2018 thru 9/30/2018	\$26.09
13 Mud Notices	
14 School Property Taxes	
15	
16	
Due from Seller at Closing	\$46,440.06
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$34,029.20
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06 Option Fee	\$100.00
07	
08	
09	
10 Adjustment for Owner's Policy Paid by Seller	\$2,731.00
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 Annual Assessments	
15 City Property Taxes	
16 County Property Taxes 1/1/2018 thru 9/14/2018	\$9,579.86
17 HOA	
18 Mud Notices	
19 School Property Taxes	
CALCULATION	
Total Due to Seller at Closing	\$535,026.09
Total Due from Seller at Closing	-\$46,440.06
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$488,586.03

## Contact Information

### REAL ESTATE BROKER (B)

Name	Kuper Sotheby's Int'l Realty
Address	4 Dominion Dr Bldg 2 San Antonio, TX 78257
TX License ID	
Contact	Kathy Ripps
Contact TX License ID	
Email	kathy.ripps@kuperslr.com
Phone	210-240-4464

### REAL ESTATE BROKER (S)

Name	Joyce Klein Realtors
Address	4416 Ramsgate, Ste 102 San Antonio, TX 78230
TX License ID	TX0320012
Contact	Laura Jacaman
Contact TX License ID	TX437758
Email	jsan555@yahoo.com
Phone	

### SETTLEMENT AGENT

Name	Capital Title of Texas, LLC- City View
Address	10999 IH-10 West Suite 320 San Antonio, TX 78230
TX License ID	TX1877619
Contact	Paula Ullevig
Contact TX License ID	TX1314032
Email	pullevig@ctot.com
Phone	210-202-1660



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

## Closing Cost Details

			Seller-Paid	
			At-Closing	Before Closing
<b>Loan Costs</b>				
<b>A. Origination Charges:</b>				
01 0% of Loan Amount (Points)	to	USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor und		
02 Loan origination Fee	to	USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor und		
<b>B. Services Borrower Did Not Shop For:</b>				
01 Appraisal Fee	to	Servicelink		
02 Credit Report Fee	to	Corelogic		
03 Flood Certification	to	CoreLogic Flood Services		
04 Reinspection Fee	to	Servicelink		
05 Tax Related Service Fee	to	Corelogic		
<b>C. Services Borrower Did Shop For:</b>				\$543.80
01 Survey	to	Westar Alamo Land Surveyors, LLC		
02 Title - Escrow Fee	to	Capital Title of Texas	\$475.00	
03 Title - Guaranty Assessment Recoupment Charge	to	Texas Title Insurance Guaranty Association		
04 Title - Lender Policy Endorsements	to	Capital Title of Texas		
05 Title - Lender's Title Insurance	to	Capital Title of Texas		
06 Title - Tax Certificate	to	United Tax Service, Inc.	\$59.80	
07 Title - eRecording Fee	to	United eRecording	\$9.00	
<b>Other Costs</b>				
<b>E. Taxes and Other Government Fees:</b>				\$34.00
01 Recording Fees	Deed: \$50.00 Mortgage: \$110.00		\$34.00	
02 Transfer Tax	to	Capital Title of Texas		
<b>F. Prepaids:</b>				
01 Homeowner's Insurance Premium (12 mo.)	to	USAA		
02 Mortgage Insurance Premium ( mo.)	to			
03 Prepaid Interest (\$57.41 per day from 09/14/2018 to 10/01/2018)	to	USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor und		
04 Property Taxes ( mo.)	to			
<b>G. Initial Escrow Payment at Closing to USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor und:</b>				
01 Homeowner's Insurance	\$293.41 per month for 3	mo.		
02 Mortgage Insurance	per month for	mo.		
03 Property Taxes	\$348.39 per month for 12	mo.		
04 Annual Assessments	per month for	mo.		
05 City Property Taxes	\$785.40 per month for 12	mo.		
06 County Property Taxes	per month for	mo.		
07 Mud Notices	per month for	mo.		
08 Other Taxes	per month for	mo.		
09 School Property Taxes	per month for	mo.		
10 Aggregate Adjustment				
<b>H. Other:</b>				\$33,451.40
01 4th Qtr HOA Dues	to	The Woods at Fair Oaks HOA		
02 Amount Due	to	The Woods at Fair Oaks HOA	\$628.65	
03 HOA Transfer Fee	to	CIA Services Inc		
04 HOA Resale Docs	to	CondCerts		
05 HOA Transfer Fee	to	The Woods at Fair Oaks HOA		
06 Real Estate Commission - Listing	to	Joyce Klein Realtors	\$16,050.00	
07 Real Estate Commission - Selling	to	Kuper Sotheby's Int'l Realty	\$16,050.00	
08 Title - Guaranty Assessment Recoupment Charge	to	Texas Title Insurance Guaranty Association	\$4.50	
09 Title - Owner Policy Endorsements	to	Capital Title of Texas	\$164.25	

10 Title - Owner's Title Insurance	to Capital Title of Texas	\$554.00	
J. TOTAL CLOSING COSTS		\$34,029.20	

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Randolph N. Osherow, Chapter 7 Trustee of the Bankruptcy Estate of Debtors, Jason B. Wilson & Maile E. Wilson,  
Case No. 18-51488-CAG

By: *R. Osherow* 9/14/2018  
Randolph N. Osherow, Chapter 7 Trustee

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**FORM 1**  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Page: 1

Case No: 18-51488 CAG Judge: CRAIG A. GARGOTTA - SAN ANTONIO  
Case Name: WILSON, JASON B.  
WILSON, MAILE E.  
For Period Ending: 09/17/18

Trustee Name: RANDOLPH N. OSHEROW  
Date Filed (f) or Converted (c): 06/27/18 (f)  
341(a) Meeting Date: 08/02/18  
Claims Bar Date: 10/23/18

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. 28111 Heritage Trail Boerne, TX 78015	589,000.00	535,126.09		535,126.09	FA
the \$100 is part of the earnest money					
2. 2011 Chrysler Town/Country Van	6,000.00	6,000.00		0.00	FA
3. 2012 Honda Pilot Vehicle	11,582.00	11,582.00		0.00	FA
4. Household goods and furnishings	2,000.00	2,000.00		0.00	FA
5. Consumer Electronics	800.00	800.00		0.00	FA
6. Camera	300.00	300.00		0.00	FA
7. Clothing	300.00	300.00		0.00	FA
8. Jewelry	500.00	500.00		0.00	FA
9. Dog, fish	50.00	50.00		0.00	FA
10. Cash on hand	120.00	120.00		0.00	FA
11. Wells Fargo checking	85.89	85.89		0.00	FA
12. Centennial Bank checking	235.71	235.71		0.00	FA
13. Centennial Bank checking	5.00	5.00		0.00	FA
14. Wells Fargo checking	0.00	0.00		0.00	FA
15. Wells Fargo checking	96.71	96.71		0.00	FA
16. Wells Fargo savings	460.00	460.00		0.00	FA
17. Epiphany, LLC or successor-100% owner	0.00	0.00		0.00	FA

				Value of Remaining Assets
TOTALS (Excluding Unknown Values)	\$611,535.31	\$557,661.40	\$535,126.09	\$0.00
				(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

Initial Projected Date of Final Report (TFR): 12/31/19

Current Projected Date of Final Report (TFR): 12/31/19

**FORM 2**  
**ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD**

Page: 1

Case No: 18-51488 -CAG  
Case Name: WILSON, JASON B.  
WILSON, MAILE E.  
Taxpayer ID No: \*\*\*\*\*8991  
For Period Ending: 09/17/18

Trustee Name: RANDOLPH N. OSHEROW  
Bank Name: BOK FINANCIAL  
Account Number / CD #: \*\*\*\*\*3873 Checking Account (Non-Interest Earn)  
Blanket Bond (per case limit): \$ 66,500,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
08/09/18	1	KATHY L RIPPS	BALANCE FORWARD				0.00
09/14/18	1	CAPITAL TITLE OF TEXAS, LLC	OPTION FEE SALE OF	1110-000	100.00		100.00
		CAPITAL TITLE OF TEXAS, LLC	SALE OF 28111 HERITAGE TRAIL		488,586.03		488,686.03
			Memo Amount: 535,026.09	1110-000			
			SALE OF 28111 HERITAGE TRAIL				
			Memo Amount: ( 100.00 )	2500-000			
			OPTION FEE				
			Memo Amount: ( 9,579.86 )	2820-000			
			OPTION FEE				
			Memo Amount: ( 475.00 )	2500-000			
			COUNTY PROPERTY TAXES				
			Memo Amount: ( 59.80 )	2500-000			
			CAPITAL TITLE OF TEXAS				
			Memo Amount: ( 9.00 )	2500-000			
			TITLE ESCROW FEE				
			Memo Amount: ( 34.00 )	2500-000			
			UNITED TAX SERVICE, INC.				
			Memo Amount: ( 628.65 )	2500-000			
			TITLE-TAX CERTIFICATE				
			Memo Amount: ( 16,050.00 )	3510-000			
			UNITED ERECORDING				
			Memo Amount: ( 16,050.00 )	3510-000			
			TITLE- eRECORDING FEE				
			Memo Amount: ( 4.50 )	2500-000			
			CAPITAL TITLE OF TEXAS				
			Memo Amount: ( 164.25 )	2500-000			
			RECORDING FEES				
			Memo Amount: ( 2,731.00 )	2500-000			
			THE WOODS AT FAIR OAKS HOA				
			HOA FEES				
			Memo Amount: ( 554.00 )	2500-000			
			JOYCE KLEIN REALTORS				
			REAL ESTATE COMMISSION - LISTING				
			Memo Amount: ( 30,000.00 )	2100-000		30,000.00	458,686.03
			KUPER SOTHEBY'S INT'L REALTY				
			REAL ESTATE COMMISSION - SELLING				
			Memo Amount: ( 164.25 )	2500-000			
			TEXAS TITLE INSURANCE				
			TITLE- GUARANTY ASESSMENT				
			Memo Amount: ( 2,731.00 )	2500-000			
			CAPITAL TITLE OF TEXAS				
			TITLE-OWNER POLICY ENDORSEMENTS				
			Memo Amount: ( 554.00 )	2500-000			
			ADJUSTMENT FOR OWNER'S POLICY				
			Memo Amount: ( 554.00 )	2500-000			
			CAPITAL TITLE OF TEXAS				
09/14/18	000101	RANDOLPH N. OSHEROW	TITLE -- OWNER'S TITLE INSURANCE				
		342 W. WOODLAWN, SUITE 100	TRUSTEE COMMISSION	2100-000		30,000.00	458,686.03
		SAN ANTONIO, TEXAS 78212-3314	\$30,000.00				

Total Of All Accounts 458,686.03

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
SAN ANTONIO DIVISION

IN RE:	)	Case No. 18-51488-CAG
WILSON, JASON B.	)	
WILSON, MAILE E.	)	
	)	Chapter 7
DEBTOR	)	

**CERTIFICATE OF SERVICE**

This is to certify that a true and correct copy of the above and foregoing Report of Sale has been mailed to all parties listed below, by first class mail, postage prepaid, on this the 17th day of September, 2018.

OFFICE OF THE UNITED STATES TRUSTEE  
P.O. BOX 1539  
SAN ANTONIO, TEXAS 78295

/s/ RANDOLPH N. OSHEROW  
\_\_\_\_\_  
RANDOLPH N. OSHEROW, Trustee  
State Bar No. TX15335500  
342 West Woodlawn, Suite 100  
San Antonio, TX 78212  
(210) 738-3001